

755 6886

L.L.L. 756

P.O.B. (RECORD TIE)

N 89° 50' 15" E 210.02'  
N 89° 25' 51" E 189.00'

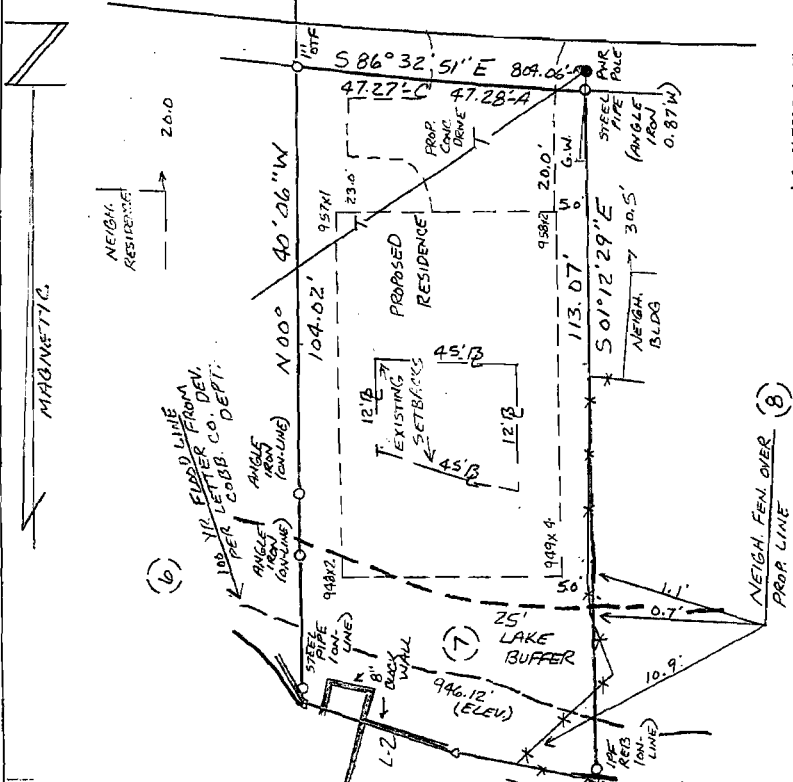
S 00° 40' 06" E 81.12'



V-28 (2012)

AREA=0.1193 ACRE  
#4550 BISHOP LAKE ROAD

20' GRAPHIC SCALE



PANEL NO. 1306700686 + 1306700316  
LOCATION COBB ZONE "A"

L-1=N 79° 35' 59" W 23.71'  
L-2=N 73° 05' 25" W 26.47'

I HAVE THIS DATE EXAMINED THE...  
I HAVE FOUND NO SPECIAL FLOOD HAZARD...

THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSE PROXIMITY TO ONE FOOT IN SPECIAL AREA AND AN ADJUSTED LANGE COMPASS WALK THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 20,000 FEET.

SURVEY FOR:

MARK GIBBS & KIMBERLY GIBBS

LOT 7	BLK. "A"	UNIT
PROPERTY OF C.M. BISHOP		
LAND LOT	756	
DISTRICT	167H	SECTION 2ND
PLAT BOOK	3	PAGE 161
DATE	2-8-12	SCALE: 1" = 20'
REVISIONS	2-9-12	
CC	CC	
DRAWN	CC	
CHECK	CC	
JOB #	32-12	

IF ANY OPINION THIS PLAN IS A CORRECT...  
HAS BEEN PREPARED IN ACCORDANCE WITH THE ANNUAL STANDARDS AND REQUIREMENTS OF LAW.

J.A. EVANS SURVEYING CO., INC.  
POWDER SPRINGS, GEORGIA  
PH. 770-943-0000

COMMUNITY DEVELOPMENT DEPARTMENT  
1001 NORTH AVENUE, SUITE 100  
DALLAS, TEXAS 75201-2000

October 29, 1992  
I received information regarding the proposed...  
I have studied a copy of your report and am returning the original document for your...  
Please contact me at your earliest convenience if I can be of assistance to you as your...  
client in your application to F&M.

LAKE ELEV. = 941.6  
SPILLWAY ELEV. = 941.3

KEY:  
PROPOSED GIBBS HOME  
BUILDING LINES PER R-30 ZONING  
HOME AND COVERED PORCH AND DECK SQUARE FOOTAGE: 1,760 S.F.  
ATTACHED GARAGE SQUARE FOOTAGE: 400 S.F.  
TOTAL HOME SQUARE FOOTAGE: 2,160 S.F.  
DRIVEWAY SQUARE FOOTAGE: 580 S.F.  
TOTAL LOT SQUARE FOOTAGE: 5,195 S.F.  
TOTAL IMPERVIOUS SURFACE= 53.7%

T.M.D.

**APPLICANT:** M. Marie Furmanski

**PETITION NO.:** V-28

**PHONE:** 770-331-0895

**DATE OF HEARING:** 04-11-12

**REPRESENTATIVE:** M. Marie Furmanski

**PRESENT ZONING:** R-30

**PHONE:** 404-543-1113

**TITLEHOLDER:** M. Marie Furmanski

**LAND LOT(S):** 756

**PROPERTY LOCATION:** On the south side of

**DISTRICT:** 16

Bishop Lake Road, east of Johnson Ferry Road

**SIZE OF TRACT:** 0.1193 acre

(4550 Bishop Lake Road).

**COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Waive the public road frontage from the required 75 feet to 47 feet; 2) waive the front setback from the required 45 feet to 20 feet; 3) waive the rear setback from the required 40 feet to 20 feet; 4) waive the side setbacks from the required 12 feet to 5 feet; and 5) waive the impervious surface from the maximum allowable of 35% to 53%.

**COMMENTS**

**TRAFFIC:** Recommend no parking in the right-of-way.

**DEVELOPMENT & INSPECTIONS:** No comments.

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** The proposed house size and total impervious coverage are excessive for a non-grandfathered structure. Impervious pavers should be utilized for all walkways and driveway. The minimum 25-foot lake/tributary buffer should be maintained to protect the lake.

**HISTORIC PRESERVATION:** After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

**SEWER:** No conflict.

**OPPOSITION:** NO. **OPPOSED** \_\_\_\_\_ **PETITION NO.** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_



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# **Cobb County Fire and Emergency Services**

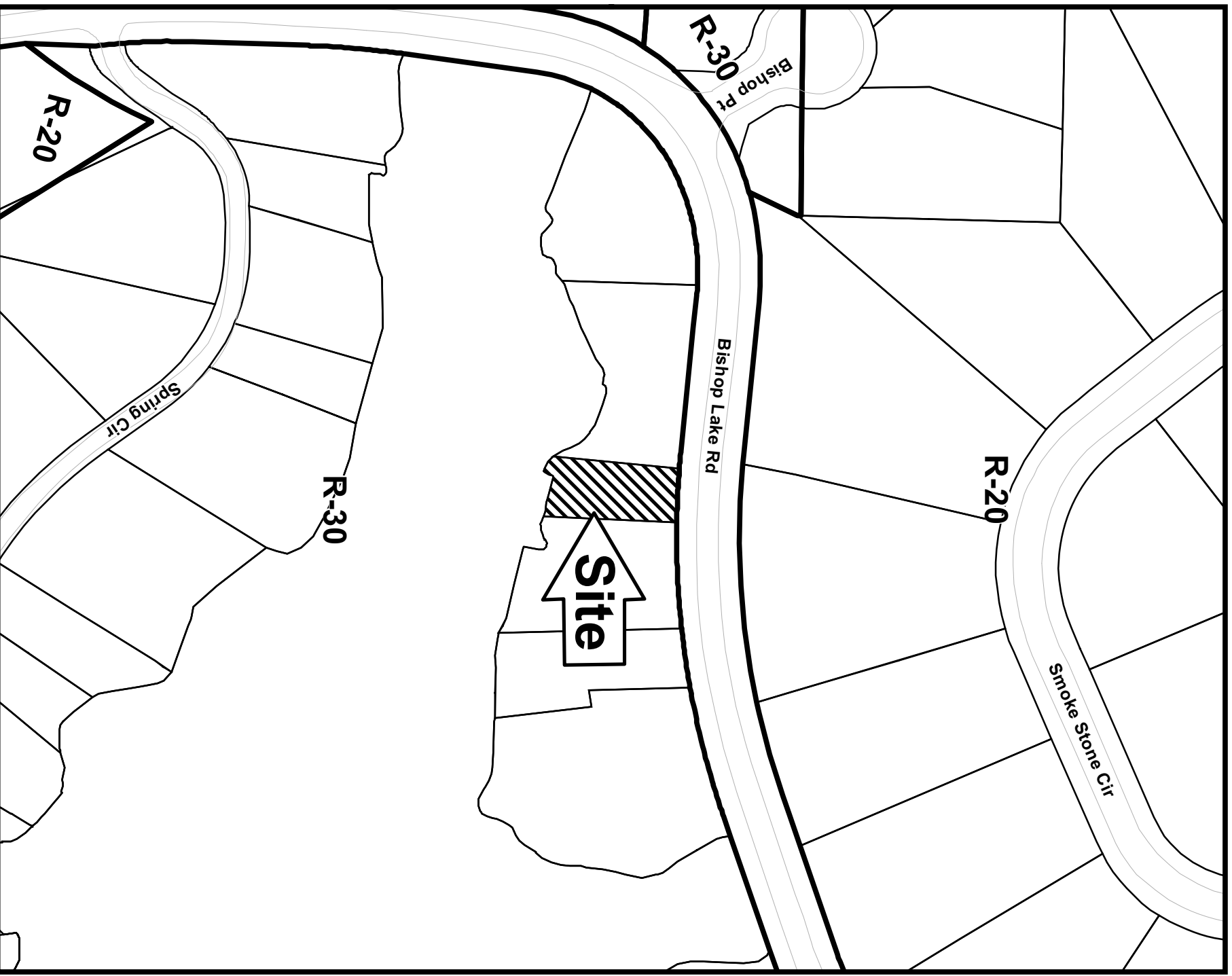
## **Fire Marshal Comments**

Applicant Name: **M. Marie Furmanski**

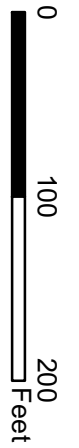
Petition Number: V-28

Date: 4/3/2012

**NO COMMENTS:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.



This map is provided for display and planning purposes only. It is not meant to be a legal description.



City Boundary  
Zoning Boundary

# Application for Variance

## Cobb County

(type or print clearly)

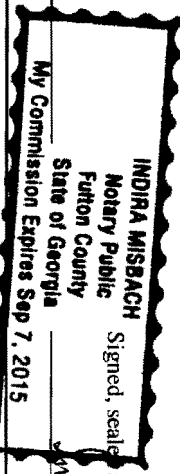
Application No. 11-28

Hearing Date: 11-11-12

Applicant M. Marie Furmanski Phone # 770-331-0895 E-mail Mfurmanski@bellsouth.net

Marie & Kimberly Gibbs Address 1819 Dawforth Dr. Marietta, GA 30062  
(representative's name, printed) (street, city, state and zip code)

Phone # 404-543-1113 E-mail mgibbs@elamathomes.net  
(representative's signature)



My commission expires: 9/7/2015 and delivered in presence of: Marie Chuback  
 Notary Public

Titleholder M. Marie Furmanski Phone # 770-331-0859 E-mail Mfurmanski@bellsouth.net

Signature M. Marie Furmanski Address: 3376 Blacksville Walk, Marietta, GA  
(Additional signatures, if need be) (street, city, state and zip code)

My commission expires: 9/7/2015 in Marietta Chuback  
 Notary Public

Present Zoning of Property R-30

Location 4550 Bishops Lake Rd. Marietta, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 756 District 16 Size of Tract 0.1193 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property ✓ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

The property setbacks on this lot imposed by the R30 overlay would render this lot unbuildable.

List type of variance requested: We are requesting side set backs of 5', front set back of 20', and a rear setback of 20'. We are requesting a variance to allow our home to be 52.7% of the impervious ~~surface~~ surface instead of 40%. We are requesting a 5' reduction in the 25' lake buffer along the existing lake retaining wall.